



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, JANUARY 28, 2016 - 8:00 A.M.
COURTHOUSE CONFERENCE ROOM
SECOND FLOOR
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. **CALL TO ORDER**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, January 28, 2016 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina, Jason Heidenreich, Mary Mawhinney – QUORUM PRESENT.

Planning & Development Staff Present: Colin Byrnes (Director Planning and Development), Kurt Wheeler (Planner III, Acting Secretary). Cheryl Martin (Planning Services Coordinator), Michelle Schultz (Real Property Lister).

Others Present: Holly Christianson

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, seconded by Supervisor Mawhinney. ADOPTED (5-0)

3. **MEETING MINUTES – December 10th, 2015**

Motion made by Supervisor Davis to accept the January 14, 2016 meeting minutes, seconded by Supervisor Heidenreich. APPROVED (5-0)

4. **CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS**

Supervisor Davis remarked that there was a great showing of Rock County Town and County employees and representatives present at last night's Land Use Seminar in Whitewater.

Supervisor Heidenreich asked a question to the Committee regarding Conditional Use Permits. Discussion followed.

5. **CODE ADMINISTRATION & ENFORCEMENT**

A. **Action Item:**

Preliminary Land Division Approval

- LD 2016 074R (Newark Township) – Whilden Hughes

Moved by Supervisor Gustina, Seconded by Supervisor Mawhinney.
Approved with conditions (5-0)

Conditions:

- Indicate well and septic locations on Final CSM.
- Existing structures shall meet setback requirements.
- Note on Final CSM: Since Lot 1 contains existing buildings which utilize an existing private sewer system, no soil evaluation on the lot was required at the time of this survey. However, soils on the lots may be restrictive to the replacement of the existing systems."
- Increase lot size to 5.0 acres in order to meet lot size requirements for A-3 Zoning (as per discussion with Town Clerk. Zoning change was also approved at that time.
- Final CSM shall be submitted to the Rock County Planning and Development Agency within 1 year of Preliminary approval.
- Final CSM's shall be recorded with the Register of Deeds within 6 months from the last approval.

- LD2015 080 (Plymouth Township) – Tinder Family Trust

Moved by Supervisor Mawhinney. Seconded by Supervisor Heidenreich.
Approved with conditions (5-0)

Conditions:

- Indicate 33 ½' road right of way to the Town of Plymouth at their discretion along W. Stuart Rd.
- Note on Final CSM: Since Lot 1 contains existing buildings which utilize an existing private sewer system, no soil evaluation on the lot was required at the time of this survey. However, soils on the lots may be restrictive to the replacement of the existing systems."
- Show well and septic locations on final CSM.

- Acceptable soil and site evaluation from the Rock County Health Dept. for Lot 1.
- Final CSM shall be submitted to and approved by the Planning and Development Agency within 1 year of preliminary approval.
- CSM's subject to local approval shall be recorded with the Register of Deeds within 6 months from the last approval.

6. **FINANCE**

A. **Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances.**

Motion to approve the departmental bills made by Supervisor Mawhinney, Seconded by Supervisor Gustina. Discussion followed. All in favor - APPROVED (5-0)

7. **COMMUNITY DEVELOPMENT**

A. **Action Item:** Citizen Grievance CDBG Program – Ray (Postponed from January 14th meeting).

Moved by Supervisor Gustina, Seconded by Supervisor Mawhinney to discuss.

After discussion a Motion was made by Supervisor Heidenreich to deny, Seconded by Supervisor Davis. Passed (5-0)

B. **Action Item:** Citizen Grievance CDBG Program – Christianson

Moved by Supervisor Gustina, Seconded by Supervisor Mawhinney to discuss

Mr. Byrnes discussed the case history and possible scenarios associated to the grievance. Ms. Christianson provided information on her behalf as well. Discussion followed

A new motion was made by Supervisor Mawhinney, Seconded by Supervisor Davis to postpone decision until a March meeting, and instructed staff to draft a letter to the Bank to see if they would place Rock County first in line for repayment on loan. Passed (5-0)

8. **COMMITTEE REPORTS**

None

9. **DIRECTOR'S REPORT**

- A. Mr. Byrnes also discussed the NR 115 /Act 55 workshop sponsored by WCCA that staff attended Monday.
- B. Mr. Byrnes discussed the inter-departmental letter of agreement between the Rock County Planning and Development Agency and the Rock County Health Department concerning the 208 Water Quality Plan.
- C. Mr. Byrnes and Ms. Martin discussed the City of Edgerton CDBG Housing Rehabilitation Projects.

10. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:34 a.m. Seconded by Supervisor Heidenreich. ADOPTED by acclamation.

Respectfully Submitted, by Kurt Wheeler, Acting Secretary

These Minutes are not official until approved by Committee.

Future Meetings/Work Sessions

February 11, 2016 (8:00 am)
February 25, 2015 (8:00 am)
March 10, 2016 (8:00 am)
March 24, 2016 (8:00 am)